

RECEIVED

OCT 31 2022

CITY OF LAKE STEVENS

1 of 2

City of lake stevens  
Planning & community development  
1812 main street  
P.O.box 257  
Lake Stevens WA 98258  
Project Name/ file no.:Lake Stevens Brewery Southlake

Dear Staff,

R.E: rezone Proposal by Brewery

After getting wind of this zoning change and Brewery I pondered why go to a property proposal in a totally residential neighborhood when there were many parcels on 20st,S.E. to the west of South Lake Stevens road available,zoned commercial. Where did this incentive come from? I also questioned at the sale wether a full disclosure of property at 10510-20th Street Southeast to the West available zoned commercial. Where did this incentive come from? I also questioned at the sale, if there was full disclosure. The understanding I have gotten from paper articles the business corridor was west of the South Lake Stevens Road.

The Lansing family of 3 generations have lived here since 1972 . Overtime the area developed with more housing under residential zoning. The rezoning will directly affect 7 homes with noise privacy and view issues so close to the proposed brewing company. Other homes still close will be effected. At 20th Street Southeast, noisy traffic is bad enough with high decibels. Dog barking will also be set off with outside seating. The area has Echo like effect with noise.

#### Property history

The West driveway severed swampland according to record. The so-called shop was permitted as a temporary structure, and I understand a concrete floor is not temporary and therefore not permitted. Hence there is no floor in it. That building site was also a wetland and has been filled in with various types of rubble. Unknown to me for some reason the water level in the swamp had gone down considerably and I don't know if fish are still present. I believe most of the land at 10510 is unusable for most purposes. The southern side of the property has only a service road for the water lines to Everett. There are many restrictions involved on this 100 ft. easement. The south side of the property is not backed up to woods, it is documented a swamp\wetland.

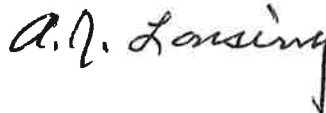
This proposal contains non factual information. No one from the brewery had talked to us. We were not excited to have the brewery, versus multiple townhouses. The subject property does not connect to the South Lake Stevens Road according to survey markers. Also of note the grange is not on the corner, there is also water line and a holding pond the true corner. Is the city responsible for the swamp/wetlands area being in Lake Stevens? The northeast corner is a swamp / wetland area with a small Plaza around it and several of the buildings are on the South

Lake Stevens Road. Most of the property is located adjacent to South Lake Stevens Road. Please don't break up our total residential area for any other use.

As for the Lansing property it is not available now or in the future. I do see the city's interest in commercial development and jobs. The ten jobs mentioned are not guaranteed, but future projections.

Thank you, Please no change.

A.J.Lansing

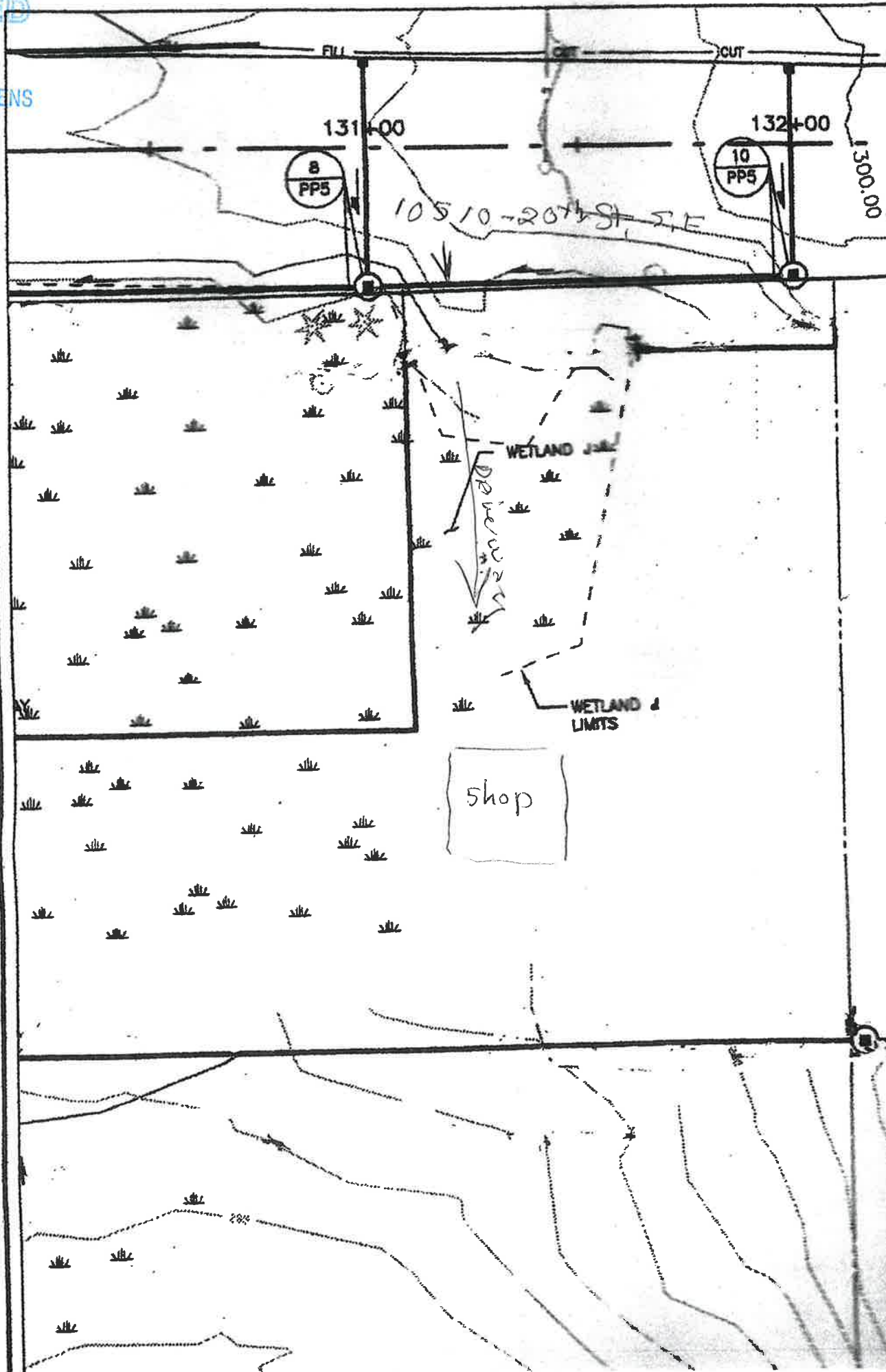
A handwritten signature in cursive script that reads "A.J. Lansing". The signature is written in dark ink and is positioned below the printed name.

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OCT 31 2022

CITY OF LAKE STEVENS

AL Lensing  
10610-20th St, E



## David Levitan

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**From:** Bill Young <youngusa@yahoo.com>  
**Sent:** Tuesday, November 1, 2022 2:18 PM  
**To:** lsplanning  
**Subject:** Purposed Relocation of Lake Stevens Brewery

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members,

As a resident of South Lake Stevens, I am corresponding with grave trepidation and concern regarding relocating the brewery to 20th and South Lake Stevens Rd. This intersection and the close proximity has far too much traffic and noise currently, and to add this business will only amplify the problem and diminish the quality of life within this area.

It should be noted that within 200 yards of the purposed site, there have been at least 8 accidents within the past 4 years. While most patrons of the brewery will be responsible, there will be at least ten percent of the customers leaving the establishment intoxicated or impaired. This will only be problematic to an already highly congested area.

Within one hundred yards of the purposed site, there is an elementary school, a pre-school and adjacent to the property is a residential housing development. The noise alone from construction for this housing development is simply not fair to the existing residents. The noise from the establishment and parking will greatly diminish the quality life for this adjacent neighborhood.

Invariably, there will be patrons who park outside of the brewery's parking lot, which adds to an overbuilt area. Currently, the Tom Thumb parking lot has more cars than would be safe because this area has been developed too rapidly.

I would challenge any member of your commission to meet me at 5pm on any weekday and observe this intersection for one hour. This area is already a disaster waiting to happen, please do not add to our chaos.

While I am pro small business and well managed growth, this will not be the case in this instance. The brewery currently has a suitable home, where they should stay. Our infrastructure in terms of roads, emergency services and schools are not keeping pace with the unchecked growth and it is affecting the quality of life within Lake Stevens.

Respectfully,

Bill Young  
425.232.9228

[Sent from Yahoo Mail on Android](#)

## David Levitan

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**From:** Colin Kreiger <crkreiger@gmail.com>  
**Sent:** Wednesday, November 2, 2022 10:20 AM  
**To:** David Levitan  
**Subject:** Comment on LUA2022-0137

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

I am opposed to the proposed rezone to commercial from public for the city property on the NW corner of Chapel Hill Rd and 99th.

In previous polls of residents to support city hall concepts earlier this year, the city presented options for mixed commercial. These were overwhelmingly disproved of by respondents to the cities polling. Now this proposed rezone appears the city to be attempting to deliver exactly what our residents have stated we don't want.

It's true that this property was previously zoned commercial when the city purchased in 2012, but the chapel Hill area has changed significantly since then.

The high density development east across the street between 99th and 101st, the zoned high density to the NE, and the many developments along 99 all contribute to some of the explosive growth the area has underwent recently. These medium and high density housing projects are well positioned withing walking distance (and hopefully to be soon supported by additional sidewalks along 99) of the existing commercial businesses along market place and in frontier village. This lot is also within walking distance of existing apartment complexes and multi family zoning. I'll point out that all of this is also within walking distance of the transit station as well.

Looking at the area, it's clear that the greater neighborhood this lot is situated in serves households that are more likely to rely on walkability - meaning proximity of amenities is more important these now population dense regions. Considering the city is no longer pursuing the joint civic center campus on this property, they should responsibly incorporate public use in this property. Considering my commennts above, one thing starkly absent from the neighborhood is parks. I'm the high density neighborhood across 99, kids without yards play in the streets. Yes, Davies beach, and arguably Frontier Heights parks are walkable from the area, play areas for younger children are absent from this area.

If the city can't find a affordable way to build a city hall or civic campus on this lot, I urge the city to retain the lot and still provide the outdoor amenities and public spaces promised as part of the earlier proposals. Residents have made it clear this is what they want.

Anything but a public serving asset on this property is an offence to all of the cities residents, particularly those that live in the chapel Hill area, and most of all residents that have already articulated in previous city polling that that property should not have a commercial presence.

The city needs to listen to it's residents and retain that lot for a use that enriches - or at the very least, wouldn't detract from the residential experience in this neighborhood.

Thanks,  
Colin Kreiger

129 101st Ave NE, Lake Stevens, WA 98258  
425-344-3710

## David Levitan

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**From:** john layton <j3klayton@hotmail.com>  
**Sent:** Wednesday, November 2, 2022 1:54 PM  
**To:** David Levitan  
**Subject:** 97th Drive SE REZONE Comments for 11/2/22 meeting  
  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My family owns the only vacant lot on 97<sup>th</sup> DR SE, which is a cul-de-sac of 18 homes. Four homes have sold in the past two years for \$499,000 to \$650,000. We listed our lot on 1/27/21 and received several offers on the first day. The deal fell through when we found out the property had been zoned commercial. With it being a part of the Comprehensive Plan, it has not been an easy process trying to get it zoned to back residential.

I submitted a request to be included on the yearly comprehensive plan docket. At that time, it was determined that changing one lot to residential was not an option so they would consider rezoning the whole street. It is highly unlikely that anyone will come in and buy 18 homes at today's prices to put in a commercial property.

The only way our lot has any value is if it is zoned residential so a home can be built on it.

I was very hopeful after viewing the meeting in which you discussed rezoning. All members of the planning commission were very on board. Then I watched the 9/6/22 City Council work session and they didn't agree. I am asking you to please recommend to the City Council that the zoning of 97<sup>th</sup> Drive SE, a cul-de-sac neighborhood of 18 homes, be changed back to residential. Please take all the necessary steps to add it to the November 22 City Council meeting agenda.

Thank you for your time.

Kristi Layton

## David Levitan

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**From:** Amanda Vest <mandyvest@gmail.com>  
**Sent:** Wednesday, November 2, 2022 2:50 PM  
**To:** David Levitan  
**Subject:** Input on potential re-zone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon-

I'm not able to attend tonight's meeting regarding the potential re-zone of the two city owned lots near market place and 99th. I wanted to voice my concern and disappointment with the city for attempting to sell this property. The community would be much better served by a community space at this location. A park, playground, even basketball hoops and an open field. This area of the community doesn't have easy access to something of that nature. Even the local elementary school playgrounds are on the other side of highway nine from this location. There are many family homes in the area, built on small lots, without even a neighborhood play area. I am writing in hopes that we can chose the community and our families over profit.

Thank you for your time

Amanda Elhardt

Sent from my iPhone



## David Levitan

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**From:** gil ackerman <geackerman@comcast.net>  
**Sent:** Wednesday, November 2, 2022 4:56 PM  
**To:** David Levitan  
**Subject:** Fwd: proposed Future Land Use

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded Message -----

**Subject:** proposed Future Land Use  
**Date:** Wed, 2 Nov 2022 16:42:07 -0700  
**From:** gil ackerman <[geackerman@comcast.net](mailto:geackerman@comcast.net)>  
**To:** [devitan@lakestevenswa.gov](mailto:devitan@lakestevenswa.gov)

Re: Proposed future land use

We are writing to express our views on the property adjacent the future library. We feel it would not be in the interest of the residents of Lake Stevens to place a commercial business there. Have you come out to tour the neighborhood? We are blessed with wonderful families and abundance of children who have no place to play. They play in the street and in a very small play area. On warm days the kids come over and ask us if they can come over and sit beneath our trees. The parents put up signs for cars to go very slowly down their streets. It is only a matter of time and a child will get hurt. High Density Housing makes a lot of money for the city and commercial real estate developers. Much of these funds are paid by home buyers and tax payers. I am thrilled that commissioners are looking into this and asking for input from the residents of Lake Stevens. We need a park that the families can use especially for the youngest and dearest of our neighborhood.

I was an elementary school teacher and a children's librarian for over 25 years. Please read some studies on physical activity and how it enhances reading skills. How could this not be the best place for a park right next to our library? Give children playtime in the park and their attention to Library Story Time and they are better listeners and retain more from the stories. Children's motor skills do make a difference in all the areas of subjects but especially in reading.

Thank You,

Kathy and Gil Ackerman

205 101st Ave NE

Lake Stevens, Wa



Virus-free. [www.avg.com](http://www.avg.com)

## David Levitan

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**From:** C <carolrobertson85@gmail.com>  
**Sent:** Wednesday, November 2, 2022 5:32 PM  
**To:** David Levitan  
**Subject:** Chapel Hill Proposed Land Use

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Lake Stevens,

As a resident of the Chapel Hill community, I beg you not to turn the northwest corner lot of Chapel Hill Rd and 99th Ave NE into a commercial lot. We desperately need a playground/park for our children in this area. If you look on a map, you'll see there are no parks within walking distance for the neighborhoods east of highway 9 between 20th St SE and N Davies Rd. The neighborhoods in this area have so many young children and no public parks. There are a couple tiny playground structures that are for strict private use only, but nothing for the public. The children in my neighborhood are forced to play in narrow streets and many have almost gotten hit, my own children included. One of my neighbors ended up moving because of this. The children of our great community deserve a place to play and be kids, and not have to dodge cars or stay indoors. Please do not rezone the lots, keep it public and build a playground.

Respectfully,  
Carol Robertson

## David Levitan

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**From:** David Robertson <bigdtotherob@gmail.com>  
**Sent:** Wednesday, November 2, 2022 5:42 PM  
**To:** David Levitan  
**Subject:** Chapel Hill Lot

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Lake Stevens,

As a resident of the Chapel Hill community, I am against turning the northwest corner lot of Chapel Hill Rd and 99th Ave NE into a commercial lot. That area would better serve the community if it were used for a park, as the kids in the area have no park within walking/biking distance. A park would add a safe place for residents to recreate without resorting to playing in the streets.

Thank you for your time.

David Robertson

## David Levitan

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**From:** Kyo <abbyrobertson08@gmail.com>  
**Sent:** Wednesday, November 2, 2022 5:56 PM  
**To:** David Levitan  
**Subject:** Proposal for a Park

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Lake Stevens,

I am a teen in the Chapel Hill Neighborhood. I heard there is a proposal to rezone the Northwest corner of Chapel Hill Rd and 99th Ave NE into a commercial lot. I would like to suggest a park being built there instead. The nearest public park in the Chapel Hill neighborhood is a 25-minute walk across a dangerous highway. The area is filled with kids and teens, and no parent would want their kids to be put in danger by taking that walk as well as not many parents have the time to drop their kids off at the park.

Currently, kids are playing in the middle of the street, and there is an issue of cars speeding through it. I myself have almost gotten hit several times. With a park built nearby, that wouldn't be as much of an issue, though the speeding problem is a separate issue entirely. There are several commercial buildings in the area but no park, so adding another commercial building seems unnecessary. The kids here deserve a place to play and hang out safely instead of dodging speeding cars or being forced to stay inside or in the small yard or driveway space. Families have even moved because of their children almost getting hit. The kids in our neighborhood play right in front of our house and houses nearby because my street is the widest. Kids are kids, and they can be reckless and loud. We've had to deal with kids hitting our house with toys and getting stuff lost on our property that we then have to retrieve. As well as loud yelling, often disturbing us since my brother and I are homeschooled. I can only imagine what other homeowners and families are dealing with. I think a park being added would be helpful to the kids, families, and homeowners.

Thank you for your consideration,

Abigail Robertson

## David Levitan

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**From:** sheenaelalfy@gmail.com  
**Sent:** Wednesday, November 2, 2022 6:22 PM  
**To:** David Levitan  
**Subject:** Lot near my house

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

I am opposed to the proposed rezone to commercial from public for the city property on the NW corner of Chapel Hill Rd and 99th.

In previous polls of residents to support city hall concepts earlier this year, the city presented options for mixed commercial. These were overwhelmingly disproved of by respondents to the cities polling. Now this proposed rezone appears the city to be attempting to deliver exactly what our residents have stated we don't want.

It's true that this property was previously zoned commercial when the city purchased in 2012, but the chapel Hill area has changed significantly since then.

The high density development east across the street between 99th and 101st, the zoned high density to the NE, and the many developments along 99 all contribute to some of the explosive growth the area has underwent recently. These medium and high density housing projects are well positioned withing walking distance (and hopefully to be soon supported by additional sidewalks along 99) of the existing commercial businesses along market place and in frontier village. This lot is also within walking distance of existing apartment complexes and multi family zoning.

I'll point out that all of this is also within walking distance of the transit station as well.

Looking at the area, it's clear that the greater neighborhood this lot is situated in serves households that are more likely to rely on walkability - meaning proximity of amenities is more important these now population dense regions. Considering the city is no longer pursuing the joint civic center campus on this property, they should responsibly incorporate public use in this property. Considering my commennts above, one thing starkly absent from the neighborhood is parks. I'm the high density neighborhood across 99, kids without yards play in the streets. Yes, Davies beach, and arguably Frontier Heights parks are walkable from the area, play areas for younger children are absent from this area.

If the city can't find a affordable way to build a city hall or civic campus on this lot, I urge the city to retain the lot and still provide the outdoor amenities and public spaces promised as part of the earlier proposals. Residents have made it clear this is what they want.

Anything but a public serving asset on this property is an offence to all of the cities residents, particularly those that live in the chapel Hill area, and most of all residents that have already articulated in previous city polling that that property should not have a commercial presence.

The city needs to listen to it's residents and retain that lot for a use that enriches - or at the very least, wouldn't detract from the residential experience in this neighborhood.

Thank you,

Sheena El-Alfy  
10057 2nd pl ne  
Lake stevens wa  
98258

Sent from my iPhone

## David Levitan

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**From:** Heidi smith <rhsmith419@gmail.com>  
**Sent:** Thursday, November 3, 2022 1:09 AM  
**To:** David Levitan  
**Subject:** Land use act council meeting 11/3(??) Chapel Hill/91st St SE

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi! I understand there is a proposal to sell the corner lot by the firestation on chapel hill?

I want to see it become a park. We have NONE in this area at ALL. Davies Beach is a boat launch that is hardly the park it was even when I was a kid.

I don't even have kids but you guys promised a splash pad. PUT ONE IN! it's a great location near food and shopping, and walkable.

The purchase of S LK Stevens building needs to be stopped. I don't care if the council building needs to find accommodations elsewhere. Or stay where they are until prices come down on land!!! Ridiculous they are buying it now. I've been in that building plenty. It will be another problem in 15 years. If it's not already sitting just feet from a pond and wetland.

Heidi Smith



## David Levitan

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**From:** Angela Romainger <angela.romainger@gmail.com>  
**Sent:** Thursday, November 3, 2022 6:10 PM  
**To:** lsplanning  
**Subject:** Market Street Lot

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear council,

I live on 95th street Se, here in beautiful lake stevens. I would be letting myself and other community members down if I did not voice my opinion about the discussions around this lot. We need more community dedicated projects, not commercial. With Costco about to open and further development along Northern route 9 towards Arlington, I see no need for yet another commercial space needed. A park, playground or even library space for parking or building remodeling for dedicated space to said library. PLEASE LISTEN TO YOUR VOTERS. Your seats are not permanent, we will remember your choices and cement ours with votes.

Sincerely,  
Angela Romainger